MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kelley Frazier, Planning Technician

DATE: April 24, 2014

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the May 12, 2014 Plan Commission meeting.

PLATS

Preliminary Plat – Heron's Bay Estates, Phase 2 (District 3) Replat – Jupiter Center Addition (District 7) Replat – Graue Addition (District 7)

VARIANCES

- 1. Consideration of the application of **America's Best Value**, requesting approval of variances to the IH 30 Development Standards including to 1) regarding the number of freestanding signs and 2) size of attached signage on property zoned Freeway (FW) District. This property is located at 6222 Broadway Boulevard. (District 3) (I30 14-01)
- 2. Consideration of the application of **MetroTexas Association of Realtors**, requesting approval of variances to the IH 30 Development Standards regarding the size of attached signage on property zoned Freeway (FW) District. This property is located at 608 West Interstate 20 Highway Suite 413. (District 4) (I30 14-02)

ZONING

- 1. Consideration of the application of **Sargent Design**, requesting approval of an amendment to Planned Development (PD) District 83-10 for Complex for the Elderly, a Detail Plan for Independent and Assisted Living, a Specific Use Permit for Assisted Living and variances to the Senior Living Standards regarding building placement, landscaping, unit size, landscaping and screening, parking and building design. The property is located at 2101 West Walnut Street (District 8). (File 14-17)
- 2. Consideration of the application of **Zone Systems Inc**, requesting approval of a change of zoning from Planned Development (84-50) District for Single Family (SF/7/H/3) to General Business (GB) District and a Specific Use Permit for Antenna, Commercial Type 2. The property is located at 5134 Northwest Highway. (District 4) (File 14-18)

- 3. Consideration of the application of **K. P. A. Consulting Inc**, requesting approval of a change of zoning from Agriculture (AG) District to a Planned Development District Single Family Uses. The property is located northwest of the intersection of East Campbell Road and East Brand Road. (District 1) (File 14-19)
- 4. Consideration of the application of **Troy Crosson**, requesting approval of Specific Use Permit for a Reception Facility on property zoned Central Area (CA-1) District. The property is located at 620 Main Street. (District 2) (File 14-20)